

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

July 11, 2016

The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Board Room, 150 William St., Middletown, CT 06457 on Monday, July 11, 2016.

Chairman Noglow called the meeting to order at 5:06 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman, Sebastian Santacroce, Vice Chairman; Phil Cacciola, Commissioner,

ALSO PRESENT: William Vasiliou, Secretary; Tom Guzzi, Financial Manager; John Rumberger, Facilities Manager; John Boccalatte, Esq.

ABSENT: Izzy Greenberg, Commissioner, Senova Stone, Commissioner

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: : On motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce, It was unanimously voted to approve the minutes of the May 9, 2016 and June 13, 2016 meetings as submitted.

APPROVAL OF BILLS: On motion by Vice Chairman Santacroce; seconded by Commissioner Cacciola, it was unanimously voted to approve the bills as submitted.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on the 6/20/16 A/R report which shows increases of \$9757.40 for Conn 9-2, \$7931.01 for Conn 9-3, \$13548.09 for Conn 9-4, and \$13378.48 for MR; A decrease of \$35.92 for E 101 and a net of \$0 for Conn 9-5 were also reported. Overall it was a very good month.

LEGAL ACTION: Atty. Boccalatte stated the report dated 6/30/16 shows a relatively normal month with legal action, and collections is up slightly. Also noted, due to privacy laws, any debtor letters to employers must come from MHA office.

FINANCIAL: No report

SECTION 8: Secretary Vasiliou reported that as of 7/8/16, 861 Section 8 units are in place; \$706.73 is the average paid per participant in the program. There is discussion with Sec. 8 administrators at HUD to increase the utilization rate and to increase the payment standard to make it more attractive to landlords.

PERSONNEL: None

MAINTENANCE: 182 work orders completed in April. Department is busy rapping up and starting new projects.

MODERNIZATION: TS: Awaiting close out documents from roofing contractor and repairs to azek soffits in selected locations. Maplewood : phase 1 will be to install shut offs in crawl spaces. Giuffrida Engineering completed the FED mechanical room survey and found a PH balance issue at MP and MT. MM: apparent low bidder is M & R Contractors of Farmington. SHRP/MR: siding and windows is nearing completion on Daddario Rd. architect completed punch list on Long Lane.

OLD BUSINESS: None

NEW BUSINESS: None

OTHER BUSINESS: None

There being no further business to come before the Commission, on motion by Vice Chairman Santacroce, seconded by Commissioner Cacciola it was unanimously voted to adjourn the monthly meeting at 5:30 p.m.

William Vasiliou
Secretary